

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

**October 18, 2002
9:00 AM**

Present: Appointed Members: Caleb Faux, Terry Hankner, Jackie McCray, Pete Witte; Water Works Director David Rager; Council Member Jim Tarbell;
City Planning Staff: Steven Kurtz, Administrator, Land Use Management

President Pro Tem Terry Hankner called the meeting to order.

MINUTES

The minutes of the October 4, 2002, City Planning Commission (CPC) meeting were presented for consideration.

Motion: Mr. Witte moved approval of the minutes, as presented.

Second: Mr. Rager

Vote: All ayes (6-0).

CONSENT ITEMS

Ordinance Authorizing the Grant of a Permanent Easement Over Surplus City-Owned Property at Covedale and Ralph Avenues in Price Hill

Cincinnati Gas & Electric (CG&E) requires a permanent easement on City property at the corner of Covedale and Ralph Avenues to install and maintain an underground electric transformer. At the same time, the City needs a permanent easement over some CG&E property in the Duck Creek Local Flood Protection Project. Both easements are similar in value, so an agreement was reached to do an in-kind exchange of easements.

Ordinance Requesting Changes in the City's Community Reinvestment Area (CRA) Program

On October 19, 2001, the Planning Commission approved changes to the CRA Program that allowed tax abatement incentives for the construction of single-family homes in all City neighborhoods outside the Central Business District. City administration wants to extend the citywide tax abatement for all new home

purchases to include downtown, as a way to entice developers to undertake more for-purchase projects downtown. It is anticipated the additional tax break will encourage more developers to build downtown, as well as to renovate older buildings to increase home ownership opportunities.

Motion: Mr. Rager moved approval of the consent items.

Second: Mr. Tarbell

Vote: Motion carried; 6-0.

UPDATE OF THE CITY OF CINCINNATI HISTORIC INVENTORY IN QUADRANT 4 (PHASE 1)

Action requested: None; this report is provided for your information.

The staff report was presented by City Planner Adrienne Cowden, who stated that, due to the quality of its historic preservation program, the City of Cincinnati is recognized by the United States Department of the Interior, National Park Service as a Certified Local Government (CLG). The CLG program brings with it limited responsibilities as well as opportunities for funding. In the fall of 2001, the City of Cincinnati obtained a CLG Subgrant for the first phase of a multi-year effort to update the city's inventory of historically and architecturally significant resources. The project, a joint venture between the HCO and Historic Preservation Associates, has been completed, and the results of this undertaking have been compiled into a survey report that was submitted to the Ohio Historic Preservation Office in September.

In August 1978, the Miami Purchase Association for Historic Preservation completed a comprehensive survey report of historically and architecturally significant buildings, districts, structures and objects in the City of Cincinnati for the CPC. Entitled *Cincinnati Historic Inventory*, the survey report and its findings have not been updated in over 20 years, and therefore, it does not fully reflect the current conditions of the city's built environment. Since 1978 both small-and large-scale surveys have identified additional cultural resources throughout the city. Organized surveys include those conducted by the HCO as well as private organizations undertaking projects subject to Section 106 and Section 4f review. The results of this work have yet to be compiled or integrated into a single report. An accessible, accurate citywide survey of cultural resources is a crucial planning tool. It provides the basis upon which the city can offer appropriate comments and guidance regarding future development, National Register nominations, the designation of historic and/or protection areas, and city acquisitions.

The 1978 survey divided the city into four quadrants. These pre-defined quadrants will serve as the framework through which existing information will be updated and additional data will be inserted. Phase I focused on eight Quadrant 4 neighborhoods

located in the Empowerment Zone including: 1. Avondale; 2. Corryville; 3. Mt. Auburn; 4. CUF (Clifton Heights, University Heights and Fairview); 5. West End; 6. Evanston; 7. Walnut Hills; and 8. Queensgate. Quadrant 3, which encompasses Cincinnati's "West Side," will be undertaken in 2002-2003. Assuming that adequate funding can be obtained, Quadrants 1 and 2 and the remaining portions of Quadrant 4 will be surveyed and evaluated in the following years.

The project results document the presence of numerous architectural and cultural resources within the city that lack the protection of National Register or local designation. The project also points to gaps in the City's historic inventory including, but not limited to, neighborhood post offices and African American related resources. A total of 223 individual resources and districts in the survey area were documented as National Register listed or eligible or locally listed. The majority of National Register eligible resources identified met only one of the criteria for evaluation, but a select handful of resources were found to be eligible under two or more criteria, yet without meeting all criteria.

Another component of this project involved the identification of resources with "historic interest" and/or the potential for listing in the National Register under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and/or B (associated with the lives of persons significant in our past) with in-depth research. A total of 18 resources in the survey area, 11 buildings and 7 sites, were found to be worthy of mention and/or further research. The majority is located in Walnut Hills, with many being associated with African American history in Cincinnati. The remaining resources are situated in Avondale, West End, Evanston, and Queensgate.

Ms. Hankner thanked Adrienne and commended her on an excellent presentation.

APPOINTMENT TO THE CITY OF CINCINNATI HOUSING COUNCIL

Ms. Hankner volunteered to serve as the Planning Commission's representative on the Housing Council; Mr. Rager volunteered to serve as the alternate. This was accepted by consensus of the Commission.

ADDITIONAL ITEMS

Mr. Kurtz informed the Commission that, due to the forthcoming expansion of the Convention Center, WCPO has to relocate their operation. They are interested in acquiring the parcel that was formerly the Museum of Natural History on Gilbert Avenue; however, the existing zoning will not allow a television broadcast facility. Due to the severe time limitations imposed upon WCPO to vacate their present facility and to close on their future location, Planning staff will not have adequate time to process the necessary zone change. Therefore, this matter will be dealt with

by the City Council, through approval of a notwithstanding ordinance. Planning staff will either follow up with the appropriate zone change or remedy the situation when re-mapping the City for application of the new Zoning Code.

Mr. Faux expressed extreme dismay in regard to the Vandercar project in North Oakley; he specifically mentioned that what was approved by the CPC bore no resemblance to the project that was approved by Director of Buildings & Inspections Bill Langevin. At Mr. Faux's request, Mr. Kurtz will check with the Law Department to determine if it's possible to create a new Interim Control District in North Oakley.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Steven A. Kurtz, Administrator
Land Use Management

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

Date: _____